
SYCAMORE PLAN COMMISSION MEETING
MINUTES OF APRIL 14, 2008

CALL TO ORDER AND ROLL CALL

Chairperson John Lewis called the meeting to order and City Clerk Candy Smith called the roll. Those Commissioners present were: Marvin Barnes, Bill Davey, Lowell Evans, Ken George, Bill Lorence, Steve Nelson, Michelle Schulz, and Chuck Stowe. Commissioners Ron Bemis, George Bridgewater, and Cindy Henderson were absent. Other staff members present were City Manager Bill Nicklas, City Engineer John Brady, Building Commissioner/Zoning Officer Lyle Doty, and Commission Attorney Kevin Buick.

APPROVAL OF MINUTES OF FEBRUARY 11, 2008.

Motion

Commissioner Lorence moved to approve the Minutes of February 11, 2008 and Commissioner George seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 9 - 0.

APPROVAL OF AGENDA

Motion

Commissioner Lorence moved to approve the agenda and Commissioner Schulz seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 9 - 0.

CONSIDERATIONS - NONE

WORKSHOP ITEMS

Commissioner Ron Bemis arrived at 7:02 p.m.

A. Consideration of a Revised Concept Plan for the Development of the Walters & Cambier Farms Located North and West of the Intersection of Peace Road and Brickville Road.

City Manager Nicklas explained the principal features of the revised plan listed in the background as:

1. Land Use. Mr. Pappas has reduced the number of lots from 138 to 108 by increasing the individual lot sizes to a minimum area of one-half acre or more.
2. Density. The gross density is 1.13 units per acre.
3. Access. To minimize the impact of new traffic on Brickville Road as it winds toward Peace Road, Mr. Pappas has collaborated with the Sycamore Township Road

Supervisor, Tom Reynolds, to develop a dramatic re-routing of Brickville Road (see the attached concept plan). The developer would build a new roadway of 2,050 feet at the developer's sole expense (estimated to be about \$400,000) that would course more directly toward Motel Road. After its construction, the new roadway would become a City street. The Township would continue to maintain the former Brickville Road (to be re-named), which would experience a remarkable decline in usage.

4. Storm Water Detention. Three new detention ponds covering approximately 16 acres would address current and future detention needs.
5. Public Utilities. As with the initial plan, the public water supply would be extended at the developer's expense by looping through the Stonegate project. Sufficient sanitary sewer line capacity exists to serve the subject property and would be extended to the property at the developer's sole expense.
6. Buffering of Adjacent Uses. With the routing of Brickville Road through a new conservation area that combines the existing tree stand and new wet ponds as buffers, the existing houses would be more effectively shielded than in the original plan.
7. Park facilities. A one-acre neighborhood park is shown across from the proposed assisted living facility at the east end of the project.
8. Assisted Living Facility. A 2.8-acre parcel is dedicated to an assisted living facility abutting the Stonegate condominium development.

John Pappas, 3 Fairway Cir., DeKalb, said he listened to the comments and concerns of Plan Commissioners and neighbors. He said the day after the meeting he met with the Township Supervisor, County Engineer, and City Engineer to solve the traffic problems and they decided to put in a completely new road. He said they also added detention that now totals 16% of the development. Mr. Pappas said they cut the number of lots from 138 to 112. He said the assisted living generates a lot of revenue for the school district while not impacting the school district. He said this development will not be built before 2014, but the assisted living can be done within 6 months and will start generating property tax dollars.

Commissioner Schulz asked, on behalf of the Park District, if the park could be moved close to the large retention pond.

Mr. Pappas said the reason they placed it near the assisted living was to make it available for those residents.

Commissioner Davey asked about walking or bike paths.

Mr. Pappas said they would come with engineering.

Chairperson Lewis asked if the interior would have sidewalks and then biking paths throughout the development.

Mr. Pappas said that was correct.

Mr. Nicklas said the Park District has established in Chief Partridge Park, just to the east of the Fire Station, passive trails and it seems natural that there might be paths near the detention and green

space so the effort would not be duplicated. He asked the Commissioners if they would be happy with a bike path around the detention.

Commissioner Lorence said a bike path along Peace is outside the scope of what the County would do and it would require its own bridge.

Commissioner Schulz asked if there would be bike paths throughout the development.

Mr. Nicklas said the option would be available if they went down the rear lot lines.

Commissioner Schulz said she thought it would be nice for the assisted living folks to have a path to the park.

Mr. Nicklas said usually they put the bike paths where there are no connecting points and there are a lot of holes in our systems. He said they are also investing in a system along the south side from Jewel to North School and eventually to North Avenue.

Commissioner Barnes asked about comments from the School District and the Township.

Commissioner Nelson said it would be nice to have a stoplight there because there are kids who can take a bus, but prefer to walk. He said either a stoplight or a crossing guard would work. He said the fees are what have been established.

Commissioner Lorence said the option of a crossing guard is always available and the traffic signals have certain warrants and school children are not one of them. He said if school buses are provided they take the school crossing out.

Tom Reynolds, Township Highway Commissioner, said he is for this development because it would take most of the traffic off a dangerous curve on Brickville Road.

Mr. Nicklas said it seems logical to place the park at the three most valuable lots on the west side of the large retention pond. He also noted that in 2000 during the Comprehensive Plan revision process, it was anticipated that Motel Road would be extended, but because of lack of sewer line availability and lack of interest the extension of Motel Road has been taken out of the City future plans.

Jim Holliday, 1919 Brickville, said his house is right off the dangerous curve and he said he appreciated this developer restructuring that traffic flow.

B. Consideration of a First Draft of Chapters One, Two, and Three of the Proposed 2008 Comp Plan.

City Manager Nicklas said there has been a lot of development of different stripes since 2003. He said there has been a planning frenzy going on in this town on a monthly basis since the last plan was approved in June 2003 with very few departures from that plan. He said the City's ability to grow from now is limited by sewer line capacity. He said the newer version of the future land use map proposition has changed the zoning from Sarah Drive and extended westward to Mixed Use.

He said the rural residential in the northern section of the 2003 future land use map has been reduced to one-half of the space reserved in 2003, but not indicate that we want to annex to that point. He said that at the last workshop Dr. Glasgow was interested in this area and the proposition floated at that time the possibility under State Statute of extending City zoning to a parcel that was not contiguous. He said the dilemma was that the annexation agreement lasts for 20 years and the houses on those large lots would last longer than 20 years and after 20 years they would become legal, non-conforming parcels under the County's jurisdiction. He said that legal, non-conforming parcels cannot be rebuilt if they are damaged by 50% or more. He said that in light of these question marks, Dr. Glasgow decided to withdraw his proposition from the City's consideration. He said that this type of thing should be addressed when a developer is looking at the rural residential areas.

Commissioner Davey asked what would be the advantage to approving that kind of development.

Mr. Nicklas said for twenty years the City would get some tax and provide some services. He said in terms of the County's plan, the City has been a partner with DeKalb County in the development of an integrated county land use plan that assumes that development will work out from a number of urban points that is conserving of agricultural land and makes for more orderly development that does not tax the taxpayers to have to go out to a lot of scattered sites with services and utilities. He said if this would have been contiguous to the City it would be a natural edge to outward growth.

Commissioner Lorence said if this was an agreed on use there could be an intergovernmental agreement that could go on forever.

Mr. Nicklas said that is a legal possibility but not a practical possibility at this time.

Scott Larson, 1250 Larkin Ave, Suite 100, Elgin, IL, said Sycamore Sportsman Club hired him as their attorney to address their concerns. He said the Club is located north of Freed Road off Motel Road. He said the Club consists of two fishing ponds, a camping area, and a shooting range which he said the Sycamore Police Department uses for training. He said they are concerned about future residential housing being built near the Club and then might complain about noise and also restrict their hunting area. He suggested making their Club the hard edge at that part of town.

Chairperson Lewis said they would review Chapter 4 at the next meeting.

REPORTS

PERSONS TO BE HEARD FROM THE FLOOR ON OTHER THAN AGENDA ITEMS

ADJOURNMENT

Motion

Commissioner Lorence moved to adjourn the meeting at 7:59 p.m. and Commissioner George seconded the motion.

Voice Vote

Chairperson Lewis called for a voice vote to approve the motion. All Commissioners present voted aye. Motion carried 10 - 0.

Approve:

Chairperson – John Lewis

Attest:

Candy Smith, City Clerk